071.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,400 / 915,400
					USE VALUE:	915,400 / 915,400
					ASSESSED:	915,400 / 915,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IYER GANESH &
Owner 2:	IYER USHA
Owner 3:	
Street 1:	23 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GULER CAROL A -
Owner 2:	-
Street 1:	23 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,900 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2502 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8900.000	434,500		480,900	915,400
Total Card	0.204	434,500		480,900	915,400
Total Parcel	0.204	434,500		480,900	915,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.93 | /Parcel: 365.9

Legal Description

User Acct 45230

GIS Ref

GIS Ref

Insp Date 11/03/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 071.0-0002-0007.0

!6041!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	434,500	0	8,900.	480,900	915,400	915,400	Year End Roll	12/18/2019
2019	101	FV	331,100	0	8,900.	480,900	812,000	812,000	Year End Roll	1/3/2019
2018	101	FV	331,100	0	8,900.	412,200	743,300	743,300	Year End Roll	12/20/2017
2017	101	FV	331,100	0	8,900.	384,700	715,800	715,800	Year End Roll	1/3/2017
2016	101	FV	331,100	0	8,900.	329,800	660,900	660,900	Year End	1/4/2016
2015	101	FV	322,800	0	8,900.	295,400	618,200	618,200	Year End Roll	12/11/2014
2014	101	FV	322,800	0	8,900.	273,400	596,200	596,200	Year End Roll	12/16/2013
2013	101	FV	322,800	0	8,900.	260,700	583,500	583,500		12/13/2012

PRINT

Date	Time
12/10/20	20:51:25

LAST REV

Date	Time
10/21/20	14:02:30

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6041

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GULER CAROL A,	1475-37		7/17/2015		805,000	No	No		
MCLAREN JOHN S	1161-164		9/24/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	45230
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	820	Addition	48,100	O				
5/30/2019	789	Redo Kit	32,000	C				RENO KITCH, EXTEND
10/16/2012	1322	Manual	6,000	C				
6/30/2009	541	Redo Bas	29,845					FIN BMT
7/13/2006	585	New Wind	21,615			G8	GR FY08	
11/12/2001	848	Addition	57,795	O				CONVERT GARAGE TO
4/25/2001	257	New Wind	1,705	C				
7/5/1995	375		3,000					REMODEL BATH
3/14/1995	96	Addition	22,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2018	Inspected	BS	Barbara S
10/20/2018	MEAS&NOTICE	BS	Barbara S
4/29/2016	Sales Review	PT	Paul T
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/3/2010	Info Fm Prmt	BR	B Rossignol
2/13/2009	Meas/Inspect	163	PATRIOT
5/3/2002	Permit Visit	PM	Peter M
4/20/2000	Inspected	243	PATRIOT
11/2/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8900		Sq. Ft.	Site		0	70.	0.77	4									480,900						480,900	

Total AC/HA: 0.20432 | Total SF/SM: 8900 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,900 | Spl Credit | Total: 480,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17186880
Const Adj.:	0.99594003
Adj $ / SQ:	145.889
Other Features:	84500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533814
Depreciation:	99289
Depreciated Total:	434525

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	6	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

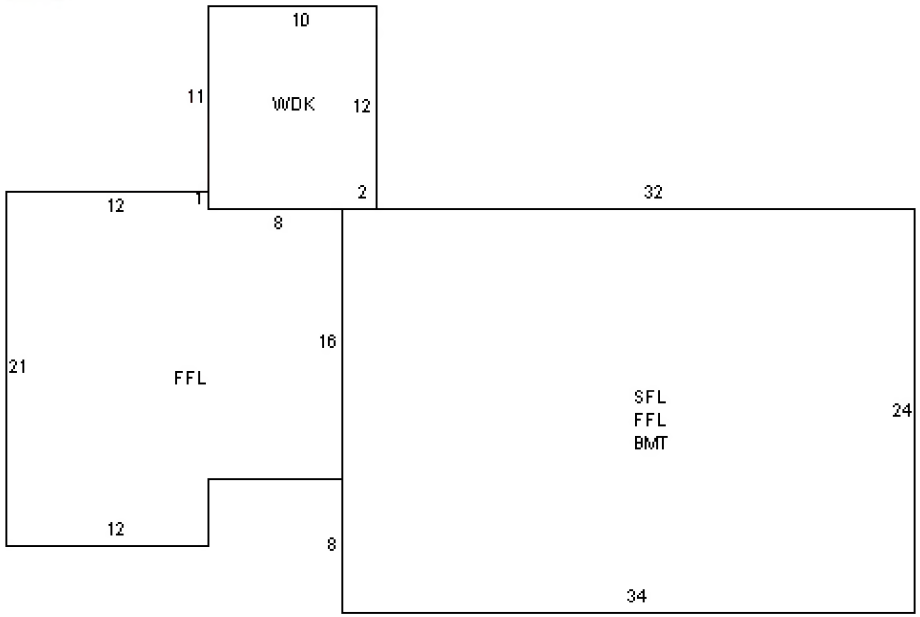
No Unit	RMS	BRS	FL
1	10	6	
Totals			
1	10	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	176.53
Special Features:	0	Val/Su Net:	147.39
Final Total:	434500	Val/Su SzAd	215.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,196	145.890	174,483
BMT	Basement	816	75.280	61,427
SFL	Second Floor	816	145.890	119,045
WDK	Deck	120	14.280	1,713
	Net Sketched Area:	2,948	Total:	356,668
Size Ad	2012	Gross Are	2948	FinArea 2502

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X14	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	